

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00054 – CENTRAL PARK PLAZA ADDITION

OWNER/APPLICANT: East Side Investments, LLC, 156 N. Emporia, Wichita, KS 67202; CFT Development LLC, 1683 Walnut Grove Avenue, Rosemond, CA 91770

SURVEYOR/AGENT: Ozark Civil Engineering, 1008 NW J Street, Suite C, Bentonville AR 72712

LOCATION: South of 29th Street North, East side of Maize (District V)

SITE SIZE: 11.44 acres

NUMBER OF LOTS

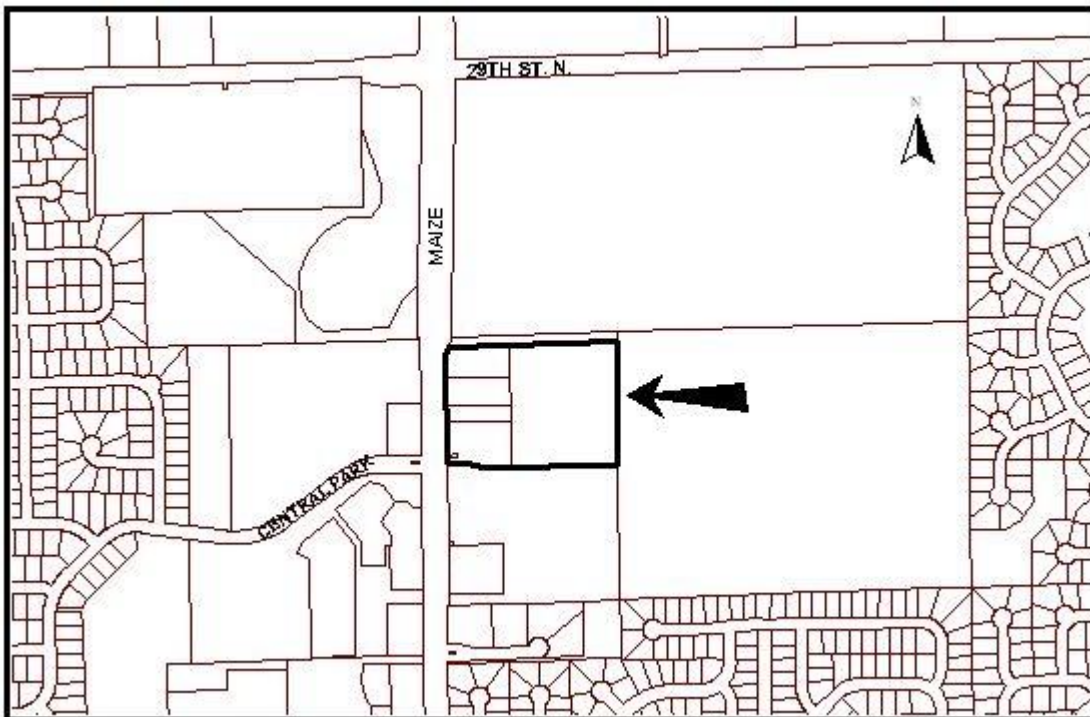
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 28,314 square feet

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of a portion of the Pearson Commercial Addition which reconfigures the lots. The site is also contained within the north portion of the Pearson Commercial Addition Community Unit Plan (CUP 2006-00016, DP-297).

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requires that all lots have direct access to a 20-foot sanitary sewer easement, either through a combined drainage and utility easement, or through a separate sewer easement. Lots 1, 3, 4 & 5 have access to water and will have transmission and distribution in-lieu-of-assessment fees. Lot 2 will need to extend water mains (transmission and distribution).
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management needs an updated (one sheet) drainage plan. A note may be placed on the plat referencing the approved drainage plan of Pearson Commercial Addition. A minimum pad is needed. Flood plain language needs to be included on the plat. Contour elevations are needed.
- D. Traffic Engineering has approved the access controls. The plat denotes two openings along Maize Road. Dimensions are needed along segments of access control. "Access control" along Maize Road shall be relabeled as "complete access control" and each access opening labeled as "opening".
- E. The plat's text shall reference the sign easement.
- F. The Applicant needs to request a CUP adjustment as the CUP parcel boundaries do not correspond with the area being platted.
- G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Pearson Commercial Addition Community Unit Plan (CUP 2006-00016, DP-297).
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- I. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- J. The year "2012" needs to replace "2011" within the signature blocks.
- K. The lots should be bounded by solid black lines.
- L. On the final plat tracing, the MAPC signature block needs to reference "Shawn Farney" as Chair.
- M. The standard language regarding vacation statutes need to be included and reference "K.S.A. 12-512b".
- N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of

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Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- V. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Neil Strahl (e-mail address: nstrahl@wichita.gov).